



Ferrous Way

North Hykeham, Lincoln, LN6 9ZN



Book a Viewing!

£340,000

A deceptively spacious and well presented Four Bedroom Detached Family Home, occupying a generous plot in a fantastic tucked away position at the end of a quiet cul-de-sac, enjoying views towards Millennium Lakes. The property offers versatile and thoughtfully arranged living accommodation comprising of an Entrance Hall, comfortable Lounge, versatile Family Room, spacious Kitchen Diner ideal for modern family living, Utility Room and Cloakroom/WC. To the First Floor are Four well appointed Bedrooms, including a Principal Bedroom with En-suite Shower Room, together with a Family Bathroom. Externally, the property benefits from a lawned front garden, a driveway providing ample off street parking for multiple vehicles and a double garage. The generous enclosed rear garden provides an excellent outdoor space and features a Summer House, perfect for relaxing or entertaining. Viewing of this superb family home is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is related to a member of staff at Mundys.



LEASEHOLD INFORMATION

Length of Lease - TBC

Years Remaining on Lease - 979 years.

Annual Ground Rent - TBC

Ground Rent Reviewed - TBC

Annual Service Charge Amount - £153pa

Service Charge Reviewed - TBC

Leaseholder is able to purchase the freehold of the property for approximately £2,100.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, laminate flooring and radiator.

LOUNGE

13' 2" x 10' 9" (4.02m x 3.29m) With double glazed window to the front aspect, laminate flooring and radiator.

FAMILY ROOM

10' 7" x 9' 10" (3.25m x 3.00m) With double glazed window to the front aspect, laminate flooring and radiator.

KITCHEN DINER

20' 1" x 9' 5" (6.14m x 2.89m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, spaces for washing machine, fridge freezer and dishwasher, laminate flooring, spotlights, radiator, double glazed window to the rear aspect and double glazed French doors to the rear aspect.

UTILITY ROOM

With a range of base units with work surfaces over, space for washing machine, wall mounted gas fired central heating boiler, laminate flooring, radiator and door to the rear garden.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.



BEDROOM 1

11' 6" x 11' 5" (3.51m x 3.48m) With double glazed window to the rear aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator and double glazed window to the rear aspect.

BEDROOM 2

11' 5" x 11' 8" (3.49m x 3.56m) With double glazed window to the front aspect and radiator.





BEDROOM 3

9' 10" x 9' 0" (3.02m x 2.75m) With double glazed window to the front aspect and radiator.

BEDROOM 4

8' 0" x 7' 9" (2.44m x 2.37m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower attachment, dose coupled WC and pedestal wash hand basin, tiled splashbacks, laminate flooring, spotlights, radiator and double glazed window to the rear aspect.

OUTSIDE

The property sits in a tucked away position at the end of a cul-de-sac. There is a lawned front garden and a driveway providing off street parking for multiple vehicles and access to the garage. The detached double garage has twin up-and-over doors to the front, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio and decked seating areas, shrubs and garden shed. There is a Summer House with bar, light and power.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

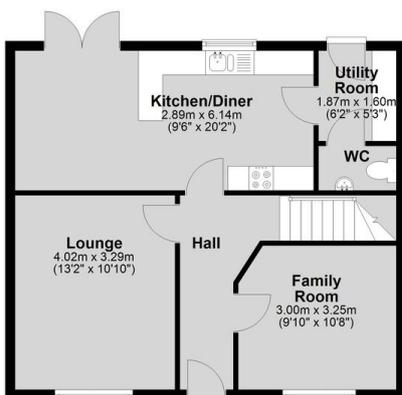
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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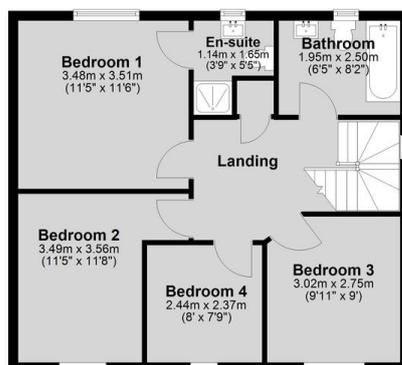
Ground Floor

Approx. 55.0 sq. metres (591.5 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.4 sq. feet)



Total area: approx. 110.5 sq. metres (1189.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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